

Executive Summary

This Housing Community Profile (HCP) is one of the building blocks for the Family Housing Master Plan (FHMP) for Davis-Monthan AFB, Arizona. This and other installation-level FHMPs form the foundation of the Air Force (AF) FHMP. The AF FHMP provides a corporate housing investment strategy that integrates and prioritizes traditional construction and operation and maintenance funding with private sector financing within a single “road map.” This road map complies with Defense Planning Guidance (DPG) requiring all Services to “revitalize, divest through privatization, or demolish inadequate housing by or before Fiscal Year (FY) 2010.” This document is an update to the previous HCP for Davis-Monthan AFB, dated November 1994.

The Installation FHMP for Davis-Monthan AFB consolidates data obtained from available planning tools. These tools include an updated Housing Market Analysis (HMA), the HCP, a Real Property Maintenance Model, and a Military Family Housing (MFH) Privatization Predictive Model.

The HCP identifies specific deficiencies and needs for the MFH areas at Davis-Monthan AFB based on the requirements identified in the HMA dated September 2000 and recommends solutions to correct deficiencies and meet those needs. Projected MFH requirements at Davis-Monthan AFB for FY2005 are for 1,256 families. Current inventory (currently available or programmed to be available by the end of FY2002) is 1,256 housing units. The requirements include 844 units of “core” requirements and 412 units identified as “customer demand.” This leaves a deficit (surplus) of (0) units at Davis-Monthan AFB. These HMA requirements are detailed in Chapter 2, Housing Requirements.

All unit types and neighborhoods in the current inventory are listed in Section 4.5.2, Inventory/CAM by Neighborhood/ Unit Type/ Grade/ Bedroom. This table recommends how each unit should be used to meet future requirements, which may mean a change in grade assignment or number of bedrooms. This table is the basic framework for all recommendations contained within the HCP. CAM scores listed in this table determine

whether Investment or O&M dollars will be used to fund the improvements.

The recommendations of Section 4.5.2 are then totaled in Section 4.5.3 and compared with the requirements noted in the HMA. This enables the User to determine how all Core Requirements are met and how many units are available to satisfy the needs of Customer Demand.

Statement of Purpose

The purpose of the HCP is to take an independent, unbiased look at the family housing community at Davis-Monthan AFB, through the eyes of design professionals experienced in civilian community residential housing projects and merge that background with the criteria, goals, and objectives of the AF to create a living environment more in line with that found outside the structured nature of a military installation.

This HCP will:

- Serve as a guide for bringing the entire housing inventory both individual units and neighborhood areas, up to current Air Force standards
- Identify all necessary improvements and repairs for the units and community areas
- Function as a programming guide for development of specific projects
- Provide construction costs for improvements and repairs in the FH community
- Provide for the orderly, economical implementation of all proposed improvements through the use of a phasing plan that recognizes the priorities of the U.S. Air Force and Davis-Monthan AFB, the variable nature of funding for improvements, and the logical sequence of construction that must be followed

This document is conceptual in nature and is not intended for use as working drawings or contract documents. The plans and proposals within have not been developed for detailed construction.

Goals and Objectives

The goal of the HCP is to provide families with homes and communities that meet contemporary Air Force standards

of design and amenities and also are in accordance with local construction standards and building practices. The HCP focuses on two objectives; improving the community areas and improving individual housing units.

Guidelines used for analysis and recommendations within the HCP include Air Force Family Housing Guide (AFFHG), AFI 32-6002, Family Housing Planning, Programming, Design and Construction, and related documents and Base policies. Recommendations are included for improvements to existing neighborhood amenities and infrastructure and to individual dwelling units.

The intent of the HCP recommendations is to provide an adequate housing inventory and a quality living environment for Air Force families. Recommendations are provided to bring current inventory to the standards defined in the AFFHG, expanding the life of a residence for 20 to 30 years. In the case of historic structures, the aim is to preserve these units for as long as possible. Davis-Monthan AFB does not have any historic units.

Recommendations within the HCP are intended to foster a sense of identification and belonging with the home, street, and neighborhood for each family, and to make the housing areas attractive and a source of pride.

Methodology

This update to the HCP was accomplished in stages, starting with field investigations by a team of architects, engineers and landscape architects/planners. In addition to documenting existing conditions through a standardized Condition Assessment Matrix (CAM) spreadsheet and digital photography, the field investigation included numerous interviews with Base personnel and residents of the housing neighborhoods. Base personnel have been involved throughout the HCP process, contributing valuable input.

Implementation of HCP recommendations will provide families with homes and communities that are comparable in design and amenity to current private-sector housing, and which offer:

- A sense of neighborhood identity through compatible housing styles, architectural features, and landscape development

- A sense of “Pride of Place” for each resident in the community
- Dwelling units with functional spaces of adequate size to meet today’s Air Force living standards
- Units with an additional 20 to 30 years of useful life
- Units which meet all allowances in accordance with the Air Force Family Housing Guide (AFFHG) in making a truly functional and pleasant layout
- Adequate transportation and utility systems
- Properly designed, convenient off-street parking
- Family support facilities
- Recreation facilities and athletic areas
- Quality materials in construction to the fullest extent possible

Organization

The objective of this HCP has been to provide a comprehensive view of and determining investment requirements for family housing at Davis-Monthan AFB. The HCP is organized as an analysis process:

- Chapter 1, Introduction, provides general information and background material about Davis-Monthan AFB
- Chapter 2, Housing Requirements, states the Housing Requirements for Davis-Monthan AFB as determined by the Housing Market Analysis
- Chapter 3, Community & Infrastructure Improvements – Whole Neighborhood/Area, analyzes the Community and Infrastructure at Davis-Monthan AFB and provides recommendations for Whole Neighborhood improvements
- Chapter 4, Unit Improvements – Whole House, analyzes the Unit Types at Davis-Monthan AFB and provides recommendations for Whole House improvements
- Chapter 5, Replacement Analysis, provides an Improvement/Replacement comparison analysis and recommendations for Davis-Monthan AFB housing and neighborhood/areas (not included in this submittal).
- Chapter 6, Investment Phasing Plan, presents and organized phasing plan for accomplishing the entire housing investment program at Davis-Monthan AFB

- Appendix I, Electronic Files, provides a digital version of text drawings, photos and databases

The Concept Submittal (35%) provides the Whole Neighborhood/Whole House improvement recommendations detailed and estimated in Chapters 3 and 4. Whole Neighborhood/Whole House estimates use a comprehensive, one-time approach funded by MILCON funds. The Air Force prefers this approach as the most economical means of bringing AF housing up to standards.

The Preliminary Submittal (65%) compares the improvement costs of Chapters 3 and 4 on a project-wide basis with the cost of replacing each neighborhood/area as a whole. Recommendations are made to improve or replace each neighborhood/area and the costs are presented in a packaged phasing plan. These calculation and costs are presented in Chapters 5 and 6.

Review comments are incorporated, presented for a final review as a 95% Submittal, and then published as a completed document.

Summary

The HCP will assist Davis-Monthan AFB in bringing the family housing areas up to current Air Force standards. The HCP is a flexible document the Base may use for programming purposes. It contains an organized plan for upgrading all Base housing and neighborhoods to help attract and retain quality personnel. The HCP provides continuity to meet long-term goals, and may be used as a selling tool to help achieve funding.

The total cost of the recommendations within this HCP is \$XXXX (not included in this submittal). Details are included in Chapter 6. These recommendations include:

- Improve XXX units for a cost of \$XXXX for units, \$XXXX for community/infrastructure improvements
- Replace XXX units for a cost of \$XXXX for units, \$XXXX for community/infrastructure improvements

- Build XXX new units for a cost of \$XXXX for units, \$XXXX for community/infrastructure improvements
- XXX existing units do not require improvements

Implementation

The investment cost recommendations within the HCP will be incorporated into the Installation FHMP for Davis-Monthan AFB. All Installation FHMPs are consolidated into MAJCOM FHMPs. These FHMPs are, in turn, consolidated into the AF FHMP. The AF FHMP will be used by the MAJCOMs and the AF to prepare Program Objective Memoranda and Budget Estimate Submittals. Accordingly, future budget documents will be based on and consistent with the plan and supporting installation data.

The recommendations within this HCP include XXX phasing packages (not included in this submittal). Details are included in Chapter 6.

Monitoring and Updating the HCP

The AF intends to update this HCP periodically. The AF recognizes that military, social and economic conditions that influence the plan are constantly changing. The HCP will be updated through revision of the HMA when the Mission of the Base is changed or when other circumstances alter the mix of housing required.

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